

# **MCIA Structure Height Policy 2018**

## **Applicability**

This policy supersedes any prior policy or part of a prior policy as it relates to structure height. This policy shall not be interpreted as overriding any part of appropriate Deed Restrictions as it relates to same subject, but shall be considered to have full force and effect when those Deed Restrictions do not mention height and/or to clarify those Deed Restrictions which do speak to height of structures, but which this policy does not directly conflict with.

## **Enforcement**

This Policy may be enforced to the fullest extent allowed by law, applicable deed restrictions and the MCIA.

## **Definition/Purpose**

“Structure” shall have the definition as set forth in the deed restrictions applicable to the Lot Owner submitting the application. If the applicable deed restrictions do not have a definition for “Structure”, then “Structure” shall be defined by the applicable Meyerland review committee.

The purpose of this policy is to ensure a congruent aesthetic throughout Meyerland as pertaining to structure height and protect the enjoyment of adjacent lots.

## **Rules**

### **Existing Structures**

It being the intent of this policy that any existing structure which met all requirements of Deed Restrictions and MCIA Policies at time of construction, as well as having received applicable Meyerland review committee approval prior to construction, shall not be in violation of this policy and shall not be in violation even after any maintenance or Meyerland review committee approved modifications or maintenance have/has been made.

### **Height of the Single Family Dwelling and Secondary Quarters**

Neither the Single Family Dwelling nor the Secondary Quarters shall exceed two and one-half stories in height, nor be of more than thirty-six feet (36') in height measuring from the Minimum Flood Protection Elevation (MFPE) as defined by the Municipal Code of the City of Houston. All measurements shall be to highest point of roof line, excluding any chimneys. The height of the chimney may be limited if it is out of character of Meyerland as determined by the appropriate Meyerland review committee. The half story may be a livable attic that is finished, or left unfinished as storage space. The half story is built under the roof, therefore like the roof, some of the sides of the half story may slope downward.

Non-Dwelling Structure Height

No Structure shall be higher than the highest roof peak on a Dwelling.

Alternative Base Height of the Single Family Dwelling and Secondary Quarters

In addition to above, the appropriate Meyerland review committee may approve any submittal of plans which requests a height that is measured from any governmental minimum base height (MFPE, or similar nomenclature) which has been passed/approved by appropriate governmental authority as minimum elevation for applicable type structure and which will go into effect within the foreseeable future.